



## Leicester Road

Tilton On The Hill



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- Attractive four-bedroom detached family home
- Nestled on a large plot with pretty views
- Converted garage, potential for annex STLLP
- Benefits from oak and travertine flooring
- Feature kitchen / dining area
- Spacious living room
- Main bedroom boasting a gorgeous en suite
- EPC Rating E / Council Tax Band D / Freehold

### General Description

Alexanders are delighted to offer to the market a beautifully modernised four-bedroom detached family home. This property benefits from a spacious and contemporary open plan kitchen / dining area which opens out onto its large gardens, enjoying stunning views located in this attractive rural village.

### Accommodation

Internally, expect to find an inviting entrance hall which benefits from a wc, a beautifully modernised open plan kitchen / dining area, utility room and a spacious living room. On the first floor you will find four sizeable bedrooms, including the main bedroom which features a stunning en suite. You will also find a lovely family bathroom. Outside of the property, there is ample off-road parking, and a converted garage which could be easily used as an annex or games room. The private back garden stretches out to offer fantastic views over the fields behind, with a large elevated decked area immediately outside the kitchen / dining room, great for entertaining.





### Location

A picturesque village with local amenities including a shop/cafe, petrol station, village hall and a popular public house. The city of Leicester provides an extensive array of commercial, shopping and leisure facilities. The market towns of Oakham, Uppingham and Market Harborough have an excellent range of independent shops. For commuters, the main A47 nearby links the cities of Leicester and Peterborough. A high-speed rail service runs from Market Harborough to St Pancras with journey times from approximately 1 hour. The village also has excellent primary and secondary schooling locally, with the well-known public schools of Oakham, Uppingham and Oundle, together with Leicester Grammar, are only a short distance away.

### Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please visit alexanders-estates.com.

### Tenure

Freehold.

### Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by LPG heating.

### Local Authority

Harborough District Council, The Symington Building, Adam & Eve St, Market Harborough LE16 7AG. Council Tax Band D.

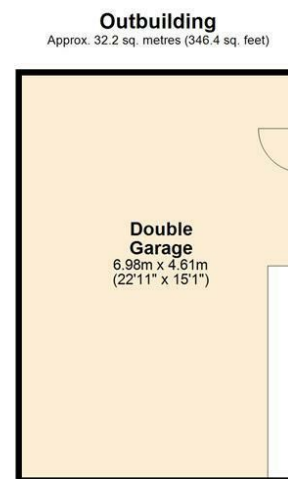
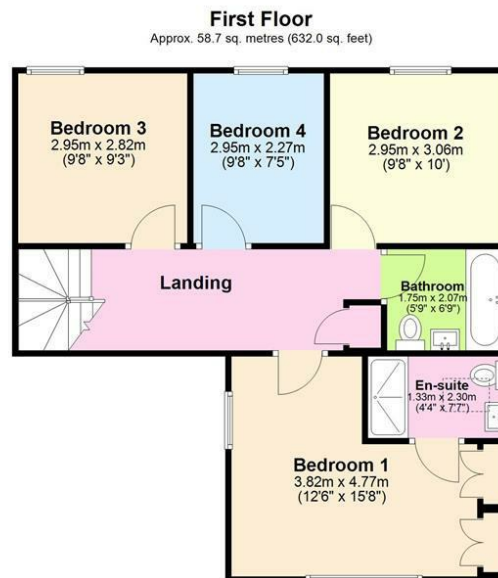
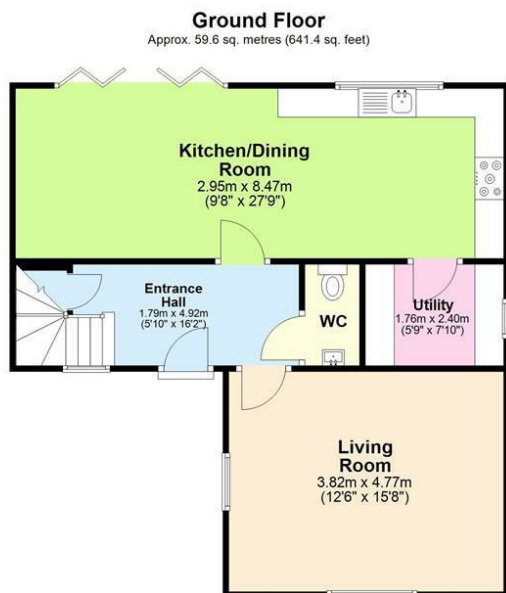
### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Money Laundering

This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.





Total area: approx. 150.5 sq. metres (1619.7 sq. feet)



## Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



Viewing by appointment only

**Alexanders**

21 Market Place  
Melton Mowbray  
LE13 1XD

Telephone Sales: 01664 896332  
Email: [melton@alexanders-estates.com](mailto:melton@alexanders-estates.com)